013.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,900 / 1,080,900
					USE VALUE:	1,080,900 / 1,080,900
					ASSESSED:	1,080,900 / 1,080,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-7A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWLING BRIAN E
Owner 2:	SHORTSLEEVE MICHELLE M
Owner 3:	
Street 1:	7 WHITE ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOWD PETER MICHAEL -
Owner 2:	-
Street 1:	7223 WILLOUGHBY AVE
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry:
Postal:	90046

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2609 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	621,700	4,700	454,500	1,080,900
Total Card	0.113	621,700	4,700	454,500	1,080,900
Total Parcel	0.113	621,700	4,700	454,500	1,080,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.26 /Parcel: 414.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	621,700	4700	4,938.	454,500	1,080,900		Year end	12/23/2021
2021	104	FV	593,400	4700	4,938.	454,500	1,052,600		Year End Roll	12/10/2020
2020	104	FV	592,900	4700	4,938.	454,500	1,052,100	1,052,100	Year End Roll	12/18/2019
2019	104	FV	355,400	4700	4,938.	482,900	843,000	843,000	Year End Roll	1/3/2019
2018	104	FV	355,400	4700	4,938.	352,200	712,300	712,300	Year End Roll	12/20/2017
2017	104	FV	333,400	4700	4,938.	306,800	644,900	644,900	Year End Roll	1/3/2017
2016	104	FV	333,400	4700	4,938.	261,300	599,400	599,400	Year End	1/4/2016
2015	104	FV	297,200	4700	4,938.	255,700	557,600	557,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWD PETER MICH	72673-390	1	5/30/2019		1,126,000	No	No		
DOWD PETER,	60662-370		12/6/2012	Estate/Div	1	No	No		
DRESSLER HARRY	40984-179		9/23/2003	Family		No	No		
	12188-53		4/5/1972		36,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2003	970	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2019	Mail Update	MM	Mary M
9/29/2017	MEAS&NOTICE	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
10/9/2001	External Ins	PM	Peter M
3/31/2000	Inspected	263	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Patriot Properties Inc.

User Acct

10151

GIS Ref

GIS Ref

Insp Date

09/29/17

!1258!

PRINT

Date	Time
12/29/21	19:45:39

LAST REV

Date	Time
12/11/19	14:22:11

mmcmakin

USER DEFINED

Prior Id # 1:	10151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,513	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06534803
Const Adj.:	1.06732893
Adj $ / SQ:	204.674
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763803
Depreciation:	142067
Depreciated Total:	621736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	2
Totals			
2	11	5	

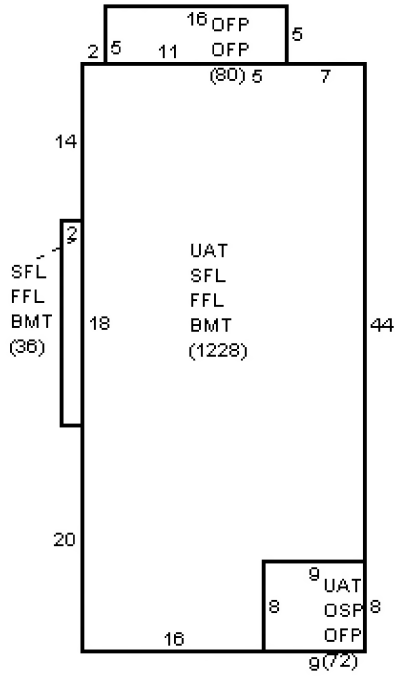
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	204.67
Special Features:	0	Val/Su Net:	140.62
Final Total:	621700	Val/Su SzAd	245.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,264	61.400	77,612
FFL	First Floor	1,264	204.670	258,708
SFL	Second Floor	1,264	204.670	258,708
UAT	Upper Attic	325	97.220	31,597
OFP	Open Porch	232	25.200	5,847
OSP	Screen Porch	72	46.280	3,332

Net Sketched Area:	4,421	Total:	635,804
Size Ad	2528	Gross Area	5396	FinArea	2609
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700